

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14 Elizabeth Street, Smythesdale Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$295,000

&

\$305,000

Median sale price*

Median price

House

Unit

Suburb or locality

Smythesdale

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	35 Browns Rd SMYTHESDALE 3351	\$340,000	15/05/2017
2	36 Pascoe St SMYTHESDALE 3351	\$295,000	08/02/2017
3	137 Pitfield Scarsdale Rd SCARSDALE 3351	\$270,000	07/12/2016

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
\$295,000 - \$305,000
No median price available

Comparable Properties



35 Browns Rd SMYTHESDALE 3351 (REI/VG)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 15/05/2017

Rooms: 4

Property Type: House

Land Size: 2000 sqm approx

36 Pascoe St SMYTHESDALE 3351 (VG)

Agent Comments

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Price: \$295,000

Method: Sale

Date: 08/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 997 sqm approx



137 Pitfield Scarsdale Rd SCARSDALE 3351 (REI)

Agent Comments

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Price: \$270,000

Method: Private Sale

Date: 07/12/2016

Rooms: 4

Property Type: House